

**RULES  
OF  
TENNESSEE REAL ESTATE APPRAISER COMMISSION**

**CHAPTER 1255-4  
CONTINUING EDUCATION**

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1255-4-.01 Continuing Education Requirements

**1255-4-.01 CONTINUING EDUCATION REQUIREMENTS.**

- (1) As a prerequisite to renewal of a real estate appraiser license or certificate, the licensee or certificate holder shall complete at least twenty-eight (28) hours of continuing education instruction approved by the Commission during each renewal period, which is every two (2) years (hereinafter “continuing education”).
  - (a) A classroom hour is defined as fifty (50) minutes of teaching out of each sixty (60) minute segment.
  - (b) The Commission will grant credit toward the continuing education requirement only where the length of the educational offering is at least two (2) hours.
  - (c) A state licensed, state certified residential or a state certified general real estate appraiser may obtain credit for the continuing education requirement from the following:
    - 1. colleges or universities;
    - 2. community or junior colleges;
    - 3. real estate appraisal or real estate related organizations;
    - 4. state or federal agencies or commissions;
    - 5. proprietary schools; or
    - 6. other providers approved by the Commission.
  - (d) The Commission may grant credit for educational offerings which cover real estate appraisals related topics, such as the following, which are consistent with the purpose of continuing education:
    - 1. ad valorem taxation;
    - 2. arbitration;
    - 3. business courses related to practice of real estate appraisal;
    - 4. development cost estimating;
    - 5. ethics and standards of professional practice;
    - 6. land use planning, zoning, taxation;

(Rule 1255-4-.01 continued)

7. management, leasing, brokerage, timesharing;
  8. property development;
  9. real estate appraisal (valuations /estimations);
  10. real estate financing and investment;
  11. real estate law;
  12. real estate litigation;
  13. real estate appraisal related computer applications;
  14. real estate securities and syndication; and
  15. real property exchange.
- (2) All licensees and certificate holders shall successfully complete the seven (7)-hour National Uniform Standards of Professional Appraisal Practice Update Course, or its equivalent, a minimum of once every two (2) years. Equivalency shall be determined through the Appraisal Qualifications Board Course Approval Program.
- (3) The Commission shall grant continuing education credit for the National Uniform Standards of Professional Appraisal Practice Update Course only when the class is instructed by an Appraiser Qualifications Board Certified Instructor(s). At least one (1) of the instructors shall be a state certified general or residential real estate appraiser.
- (4) The Commission shall grant continuing education credit for any course that a licensee has taken more than once if the course has undergone a significant update or if the licensee has not taken the course in the last five (5) years.
- (5) Seminars.
- (a) The Commission may offer seminars to the licensees for which fees, as appropriate, may be collected to cover costs.
  - (b) These seminars may be used by the licensees for continuing education credit.
  - (c) These seminars may include, but are not limited to the following subjects: laws and rules, policies and Uniform Standards of Professional Appraisal Practice.
- (6) The purpose of continuing education is to ensure that the appraiser participates in a program that maintains and increases his or her skill, knowledge and competency in real estate appraisal.

**Authority:** T.C.A. §§62-39-203, 62-39-204, 62-39-206, 62-39-306, 62-39-325 and 62-39-333. **Administrative History:** Original rule filed August 1, 1991; effective September 15, 1991. Amendment filed October 26, 1993; effective January 11, 1994. Amendment filed December 16, 1997; effective March 1, 1998. Repeal and new rule filed December 13, 2004; effective February 26, 2005.